

Staff Summary Report



City Council Meeting Date: 12/04/03

Agenda Item Number: 54

SUBJECT: This is the second public hearing for Friendship Village – Phase “B” and “C” for an Amended Preliminary and a Final PAD including a variance, located at 2645 East Southern Avenue.

DOCUMENT NAME: 20031204dsht02

PLANNED DEVELOPMENT (0406)

SUPPORTING DOCS: Yes

COMMENTS: Hold the second public hearing for **FRIENDSHIP VILLAGE – PHASE “B” and “C”** (Friendship Village of Tempe, property owner) #SPD-2003.84 for an Amended Preliminary Planned Area Development (PAD) consisting of a 475,879 s.f. total building area of the retirement community on 51.2 net acres and a Final Planned Area Development for an auditorium (5,406 s.f.), a “nunnenkamp” assisted living facility (29,071 s.f.), and a village center (84 new independent apartments – 166,574 s.f.) on 11.7 net acres, located at 2645 East Southern Avenue, including the following:

q-j

Variances:

Waive the requirement of a landscape parking island at the Auditorium parking area for a period of two years.

PREPARED BY: Hector Tapia, Senior Planner (480-350-8586)

REVIEWED BY: Steve Venker, Planning & Zoning Manager (480-350-8920)

LEGAL REVIEW BY: N/A

FISCAL NOTE: N/A

RECOMMENDATION: Approval
Planning Commission – Approval (7-0)

ADDITIONAL INFO: The Friendship Village retirement community (originally called "Casa Madre") was approved in October 1974. In 1996, a zoning change from R1-4 to R-4 was granted by City Council, making the nursing care facility a conforming use in the R-4 District. On May 13, 2003, Planning Commission approved Phase “A” for a new wellness center. Phase “B” was approved by City Council on July 10, 2003. A minor change on Phase “B” plans were necessary, therefore, this request include those changes on Phase “B” (the auditorium) and the Final PAD for Phase “C”. Phase “C” includes the assisting living facility (nunnenkamp) and the Village Center (multi-family). Staff has received phone calls requesting information about this proposal but no concerns have been expressed. **On November 13, 2003, City Council held the first public hearing for this request.**

**REASONS FOR
APPROVAL:**

1. The proposed new buildings, building addition and the remodel of existing facilities should enhance the Friendship Village community.
2. Since the variance request is only to accommodate the construction phases for two years, the variance should not be detrimental to adjacent property owners or the neighborhood in general.

**CONDITIONS
OF APPROVAL:**

1. a. The Public Works Department shall approve all roadway, alley, and utility easement dedications, driveways, storm water retention, and street drainage plans, water and sewer construction drawings, refuse pickup, and off-site improvements.
- b. Off-site improvements to bring roadways to current standards include:
 - (1) Water lines and fire hydrants
 - (2) Sewer lines
 - (3) Storm drains.
 - (4) Roadway improvements including streetlights, curb, gutter, bikepath, sidewalk, bus shelter, and related amenities.
- c. Fees to be paid with the development of this project include:
 - (1) Water and sewer development fees.
 - (2) Water and/or sewer participation charges.
 - (3) Inspection and testing fees.
2. a. Public improvements must be installed prior to the issuance of any occupancy permits. Any phasing shall be approved by the Public Works Department.
- b. All new and existing, as well as on-site and off-site, utility lines (other than transmission lines) shall be placed underground prior to the issuance of an occupancy permit for this development in accordance with Ordinance No. 88.85.
3. No variances may be created by future property lines without the prior approval of the City of Tempe.
4. A valid building permit shall be obtained and substantial construction commenced within one year of the date of Council approval or the use permit shall be deemed null and void.
5. The Design Review staff or Board shall approve Phase "B" and "C", the Auditorium, the assisted living facility, and the Village Center.
6. The Preliminary and Final Planned Area Development (PAD) shall be recorded **on, or before, December 4, 2004** with the Maricopa County Recorder's Office through the City of Tempe's Development Services Department. Planning Division staff shall review details of the document format prior to recordation.
7. The applicant shall comply with all applicable state and federal laws regarding archeological artifacts on this site.

HISTORY AND FACTS:

<u>June 27, 1974</u>	The City Council denied the request for rezoning and a Planned Residential Development for the Casa Madre Retirement Community.
<u>October 7, 1974</u>	The City Council reconsidered and approved rezoning and a P.R.D. for the Casa Madre Retirement Community [now called Friendship Village].
<u>July 10, 1986</u>	The City Council approved the second amended P.A.D., a final P.A.D. for Phases II & III.
<u>February 21, 1995</u>	The Hearing Officer granted a variance to allow perimeter fences to be 8 ft. high.
<u>June 19, 1996</u>	The Design Review Board approved the requested building elevations, site plan, and landscape plan for this assisted living facility.
<u>August 29, 1996</u>	The City Council approved a zoning change from R1-4 to R-4 and an Amended Preliminary and a Final Planned Area Development for Friendship Village.
<u>January 8, 2002.</u>	Planning Commission approved an amendment to the Preliminary PAD of Friendship Village and a variance to increase the maximum allowed building height from 30 feet to 60 feet.
<u>February 7, 2002.</u>	City Council approved an Amended Preliminary PAD for Friendship Village totaling 684,182 s.f. of existing buildings including a new addition (including 508 garden homes/apartment units, and a health center facility with 166 beds), all on 51.2 net acres. The proposed new buildings and renovation of existing facilities total 211,885 s.f. (191,205 s.f. for a five-story village center and 20,680 s.f. for a two-story assisted living building addition) on 6.03 net acres, and building height variance from 35 feet to 60 feet. Since the PAD was not recorded, the approved variance expired.
<u>July 10, 2003.</u>	City Council approved an Amended Preliminary Planned Area Development (PAD) consisting of a 552,480 s.f. total building area of the retirement community on 51.2 net acres and a Final Planned Area Development for a wellness center (Phase "A") consisting of 4,360 s.f. on 0.82 net acres, including a variance to increase the maximum allowed building height from 35 feet to 60 feet in the R-4 Zoning District.
<u>July 17, 2003.</u>	City Council approved an Amended Preliminary Planned Area Development (PAD), a use permit and a Final PAD for a new 6,520 s.f. auditorium building (Phase "B") on 1.35 net acres, including a use permit to allow a 1,405 s.f. modular building to be used as temporary kitchen facilities and two outdoor walk-in coolers for a maximum of two years.
<u>November 6, 2003.</u>	City Council introduced this request.
<u>November 13, 2003.</u>	City Council held the first public hearing for an Amended Preliminary Planned Area Development (PAD) consisting of a 475,879 s.f. total building area of the retirement community on 51.2 net acres and a Final Planned Area Development for an Auditorium (5,406 s.f.), a "nunnenkamp" assisted living facility (29,071 s.f.), and a village center (84 new independent apartments – 166,574 s.f.) on 11.7 net acres.

DESCRIPTION:

Owner – Tempe Life Care Village, Inc.
Applicant – Mike Montgomery
Architect – OWP&P Architects
Engineer – Dibble & Associates

Preliminary PAD Friendship Village

Existing Zoning –	R1-4, 30.4 acres; R-4, 20.8 acres
Total Site Area–	51.2 acres
Total Building Area –	475,879 s.f.
Maximum Allowed Lot Coverage –	40%
Provided Lot Coverage–	19.22%
Total Parking Provided –	741 spaces
Landscaping Provided –	30%

Final PAD, Auditorium, Phase “B” and “C”

Site Area – 11.7 net acres

Auditorium Building Area –	5,406 s.f. (one story)
Nunnenkamp (nursing home) -	29,071 s.f. (two stories)
Village Center (apartments) –	166,574 s.f. (five stories)

Parking Required –	120 spaces
Parking Provided –	222 spaces

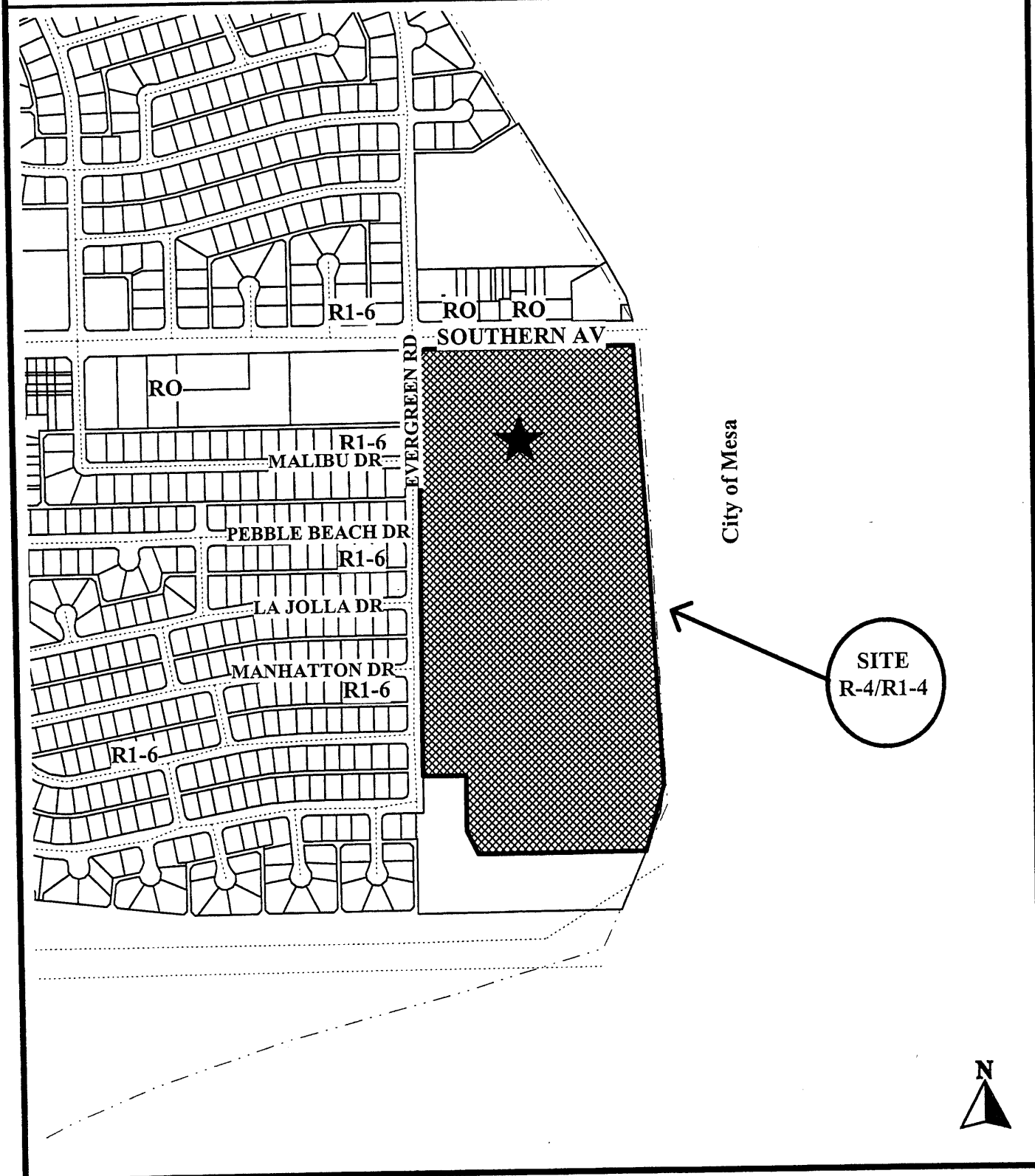
85 spaces (below grade)
137 spaces (surface parking)

Bicycle Parking Required – 6 spaces
Bicycle Parking Provided – 6 spaces

Building Height – 60 feet (approved variance)

**FRIENDSHIP VILLAGE
PHASE "B" and "C"**

SPD-2003.84



Request

A



September 30, 2003

Friendship Village of Tempe

Re: Letter of Explanation / Intent – Phase Two

Project Goals

The Friendship Village retirement community has been an important part of the City of Tempe for over twenty years, providing a wide range of retirement and assisted living services. Occupying approximately 46 acres, the facility includes nursing services, assisted living apartments, independent living apartments, detached casita-style apartments, and a community center with administration/marketing, dining services and activity/meeting places.

Recent studies have shown that there is a large and increasing need for the services provided by Friendship Village, and to meet this need plans have been developed to expand and improve the existing facility.

Currently under construction just to the West of Evergreen and the main campus is the New Health Center. After this building is complete, the existing Health Center will be demolished. Additionally, the existing 'Village Center' which houses administration, dining, and other activity functions will be demolished to accommodate larger and a wider array of social functions and services. All construction will be coordinated with Phasing to ensure that essential services and activities for all residents will be maintained.

After construction, the campus will have a new Village Center, 84 new Independent Apartments, and a New Assisted Living building.

This phase of work will also consist of site work to redefine and improve traffic flow and security by adding a new guardhouse, entry drive, and a 'Main Street'. A range of exterior activity areas will also tie the new buildings with other existing buildings for a greater sense of community.

The overall quality of life and environment that will be created with the proposed construction will create a higher standard of service and quality for Friendship Village and all Senior Living facilities in the Valley.

Variance Request

As stated above, some phasing and temporary construction will need to occur to provide essential dining and auditorium functions to existing residents. In order to reduce upfront costs for temporary construction and to reduce the amount of transplanted and destroyed vegetation during final construction, we ask to receive a variance to waive the Parking Island Landscape requirements for the Auditorium building which will serve as resident dining for approximately 2 years. During the final stage of construction, a top priority of the design intent will be to upgrade landscaping as required and abide by all zoning and CPTED requirements.

B



August 12, 2002

To Whom It May Concern:

As owner of the above-referenced property, I hereby authorize OWP&P to act as our agent for the submittal of applications, fees, drawings, and other required information for the City of Tempe.

Sincerely,

A handwritten signature in black ink, appearing to read "Darrell Jensen". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

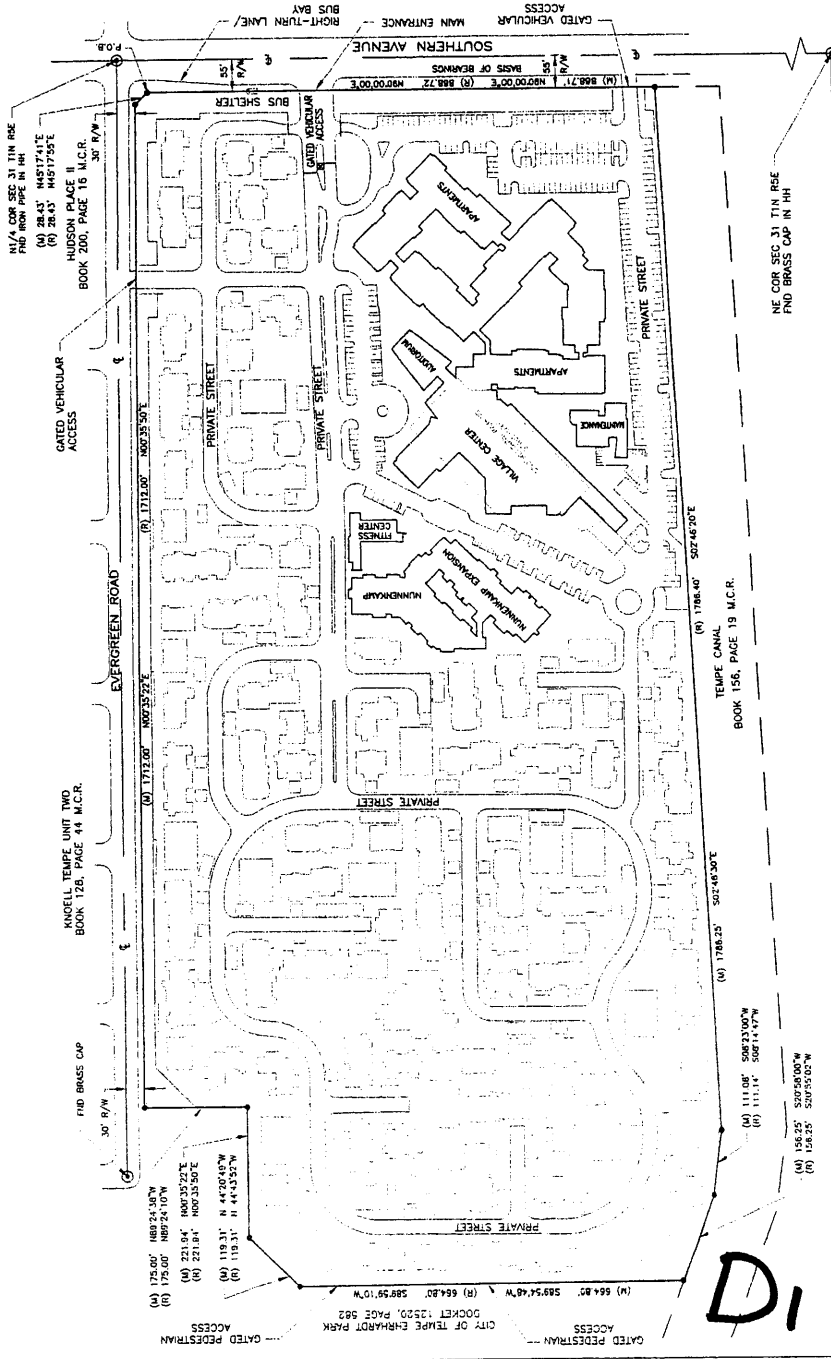
Darrell Jensen
Executive Director

C

A Life-Care Retirement Community
2645 East Southern Avenue Tempe, Arizona 85282
(480) 831-0880

5TH AMENDED PRELIMINARY P.A.D. FOR FRIENDSHIP VILLAGE LIFECARE RETIREMENT COMMUNITY

A PORTION OF THE NORTHWEST QUARTER, SECTION 31, TOWNSHIP 1 NORTH, RANGE 5 EAST,
GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA



PARKING INFORMATION

TYPE	NO.
STREET	100
APARTMENT	100
CLUBHOUSE	100
POOL	100
TOTAL	400



1 FRIENDSHIP MASTER PLAN

DS03XXXX SPD - 2003.XX REC03XXX

Owner: Tempe Life Care Village, Inc.
2645 East Southern Avenue
Tempe, Arizona 85282
Contact: Tom Jacobson
Phone: (480) 831-2264

FRIENDSHIP VILLAGE LIFECARE RETIREMENT COMMUNITY P.A.D.

DIBBLE & ASSOCIATES
CONSULTING ENGINEERS
2833 E. Lincoln Road
Suite 401
Phoenix, Arizona 85016
Phone: (602) 957-1155
Fax: (602) 957-2528
Date: 09/30/03
Checked: KSN
Drawn: PSS

Project: 3793
Sheet: 1 of 1
Date: 09/30/03

Project: 3793
Sheet: 1 of 1
Date: 09/30/03

Friendship Village Master Plan

As Noted

2 of 3

DS03XXXX SPD - 2003.XX REC03XXX



[Signature]
KENNETH D. SHIPLEY
P.E. 3/7/93

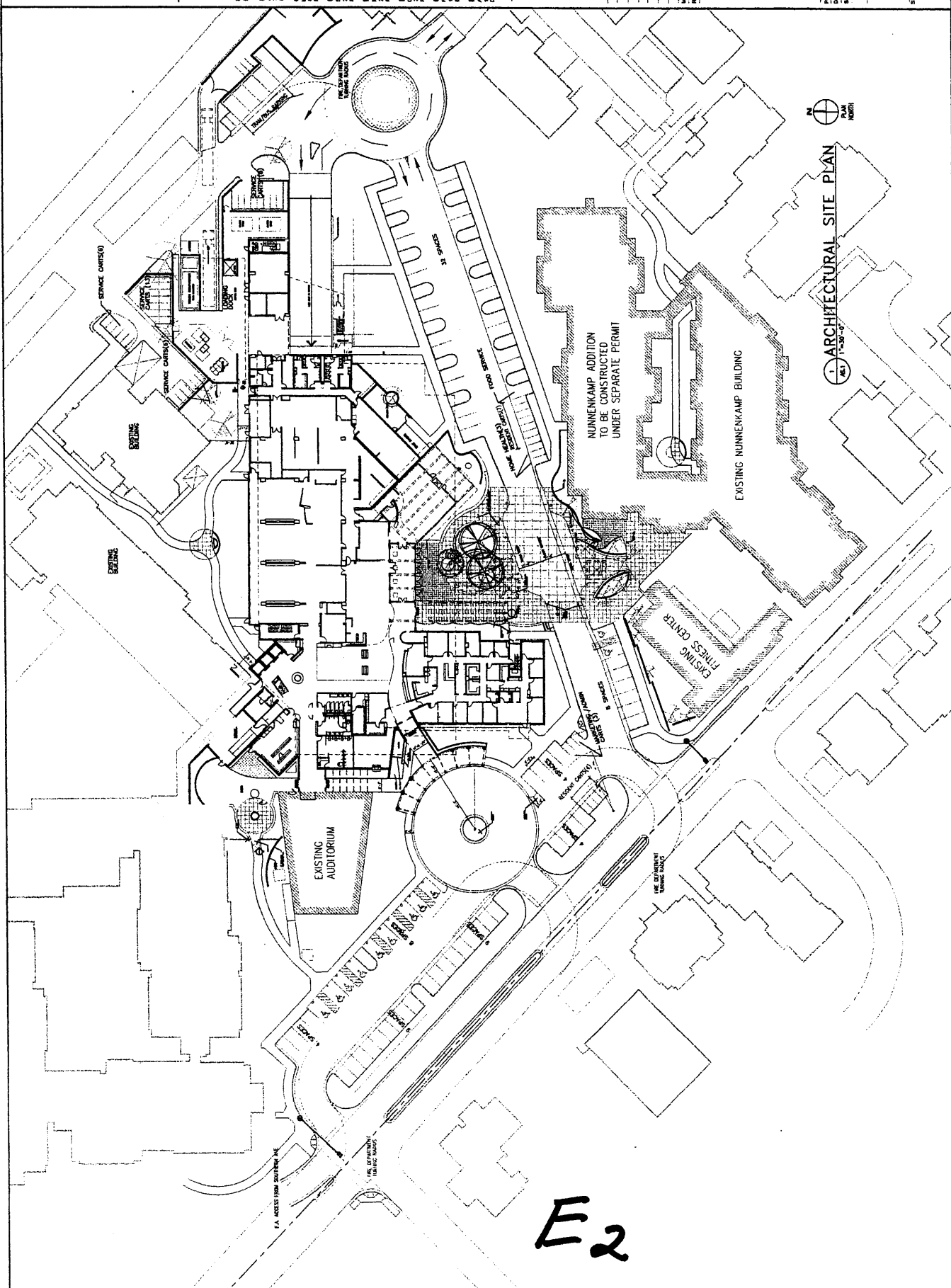
LAND SURVEYOR'S CERTIFICATION
I, KENNETH D. SHIPLEY, HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF ARIZONA. THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN, THAT ALL BEARINGS AND DISTANCES ARE CORRECTLY SHOWN, THAT THE POSITIONS ARE CORRECTLY SHOWN, THAT THE SURVEY TO BE PERFORMED, THIS CERTIFICATE OF SURVEY IS BASED UPON AN ACTUAL SURVEY PERFORMED ON THE GROUND BY ME OR OTHER LICENSED SURVEYORS, THAT THE SURVEY MEETS OR EXCEEDS THE CURRENT MINIMUM STANDARD FOR AN ARIZONA BOUNDARY SURVEY TO THE BEST OF MY PROFESSIONAL ABILITIES, KNOWLEDGE, AND BELIEFS.

BASIS OF BEARING
BASIS OF BEARING: HORIZONTAL ALONG NORTH LINE OF N1/4 SEC. 31, T1N, R5E

BENCHMARK
ELEVATIONS ARE BASED ON CITY OF TEMPE BENCHMARK BRASS ELEVATION 1124.03 FT. (ONLY OF TEMPE)

LEGEND
 ○ EXISTING MONUMENT
 * SET MONUMENT, BODMAN FEND SHIRE
 1/2" BRONZE CAPS
 --- PROPERTY LINE
 --- CENTERLINE
 NOTE: SURVEY MONUMENTS MAY BE USED AS A REFERENCE TO A BENCHMARK

SEP 30 2003

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**FRIENDSHIP
VILLAGE OF
TEMPE
NEW VILLAGE
CENTER**

2645 EAST SOUTHERN AVENUE
Tempe, Arizona 85282



O'Donnell Wicklund
Pigozzi and Peterson, Inc.

DWP/P Architects
Architects

3101 North Central Avenue Suite 770
Phoenix, Arizona 85012

Landscape Architects
1117 North Central Avenue
Phoenix, Arizona 85004

Caruso Turkey Scott, Inc.
Structural Engineer

3782 North 44th Street Suite 200
Phoenix, Arizona 85018

Energy Systems Design
SE / FP Engineer
10332 East Thomas Road Suite 103
Scottsdale, Arizona 85012

Dillible & Associates

John Engstrom
1833 East Indian School Road Suite 401
Phoenix, Arizona 85018

Culinary Design Service
Food Service Consultant
1730 Wallon Road Suite 108

Don Ed. Pennsylvania 1942
Pelton Marsh Kinsella

Audio Visual Consultant
1429 West Mesquimed Lane Suite 400
Dallas, TX 75247

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SECRET

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Project Number	20015.04
Date	9/29/03

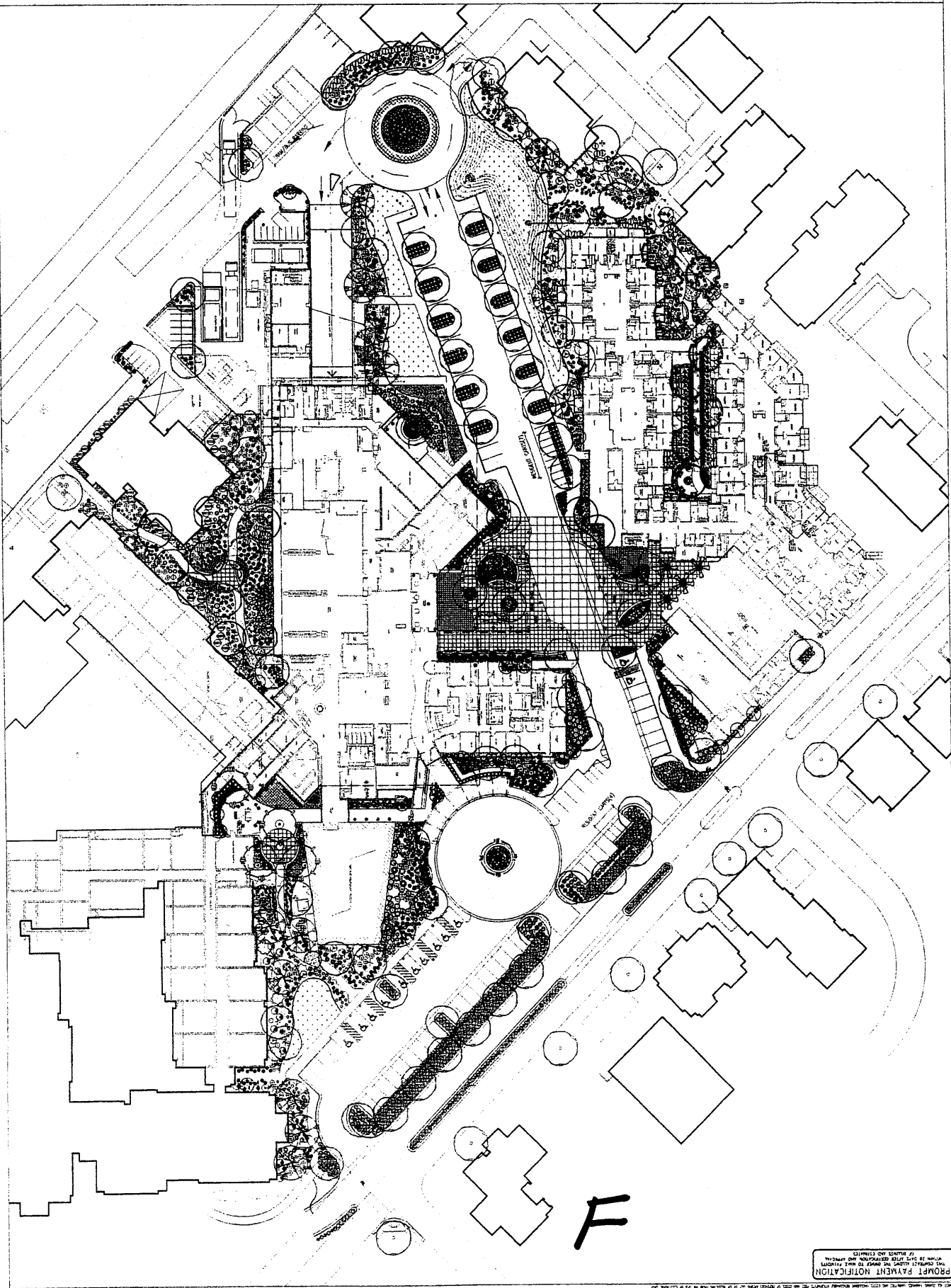
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PHASE 'C'

LANDSCAPE

PLAN / FULL

177



PROMPT PAYMENT NOTIFICATION

**FRIENDSHIP
VILLAGE OF
TEMPE
NEW VILLAGE
CENTER**



2845 EAST SOUTHERN AVENUE
TEMPE, ARIZONA 85282



OWP
OWP Architects
3101 West Camel Avenue Suite 170
Phoenix, Arizona 85012

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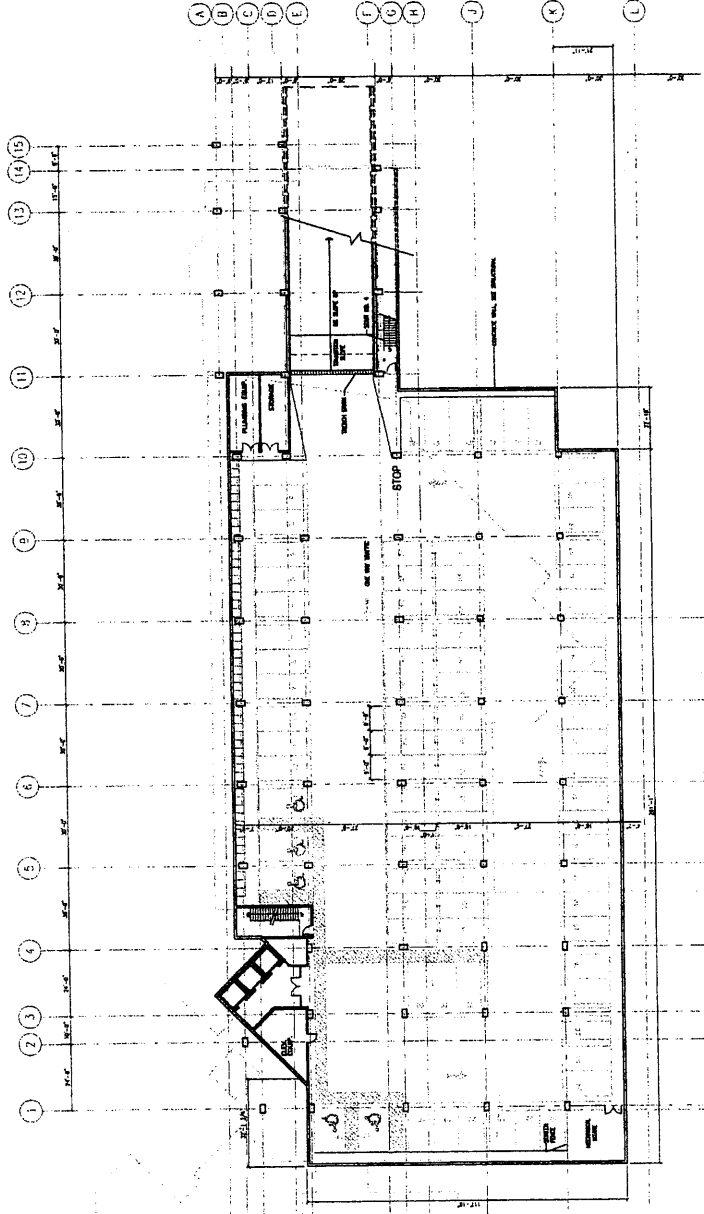
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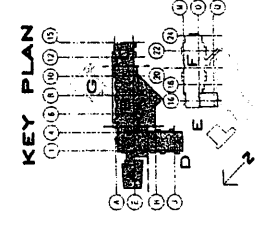
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Phoenix, Arizona 85012

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OWP Architects
3101 West Camel Avenue Suite 170
Phoenix, Arizona 85012



PARKING LEVEL PLAN
1 / 10-11-02



Project Number: 001104
Date: 3/1/02
Scale: 1/8" = 1'-0"

Village Center

PARKING LEVEL PLAN

3A1.0

SEP 30 2003

**FRIENDSHIP
VILLAGE OF
TEMPE
NEW VILLAGE
CENTER**

2845 EAST SOUTHERN AVENUE
Tempe, Arizona 85282



O'Donnell Wicklund
Pigazzi and Peterson, Inc.
CWPP Architects
300 West Camel Avenue Suite 770
Phoenix, Arizona 85012
• Group
177 West Camel Avenue
Phoenix, Arizona 85012
Carnaud Turley Scott, Inc.
Structural Engineer
1000 West Camel Avenue Suite 200
Phoenix, Arizona 85012
Energy Systems Design
4427 W. Camel Avenue
Phoenix, Arizona 85012
Dibble & Associates
Civil Engineer
1000 West Camel Avenue Suite 401
Phoenix, Arizona 85012
Culinary Design Services
Food Service Consultant
1720 Melrose Road Suite 100
Phoenix, Arizona 85015
Peterson Martin Venable
1400 West McDowell Lane Suite 200
Glendale, AZ 85021

PRELIMINARY
NOT FOR CONSTRUCTION

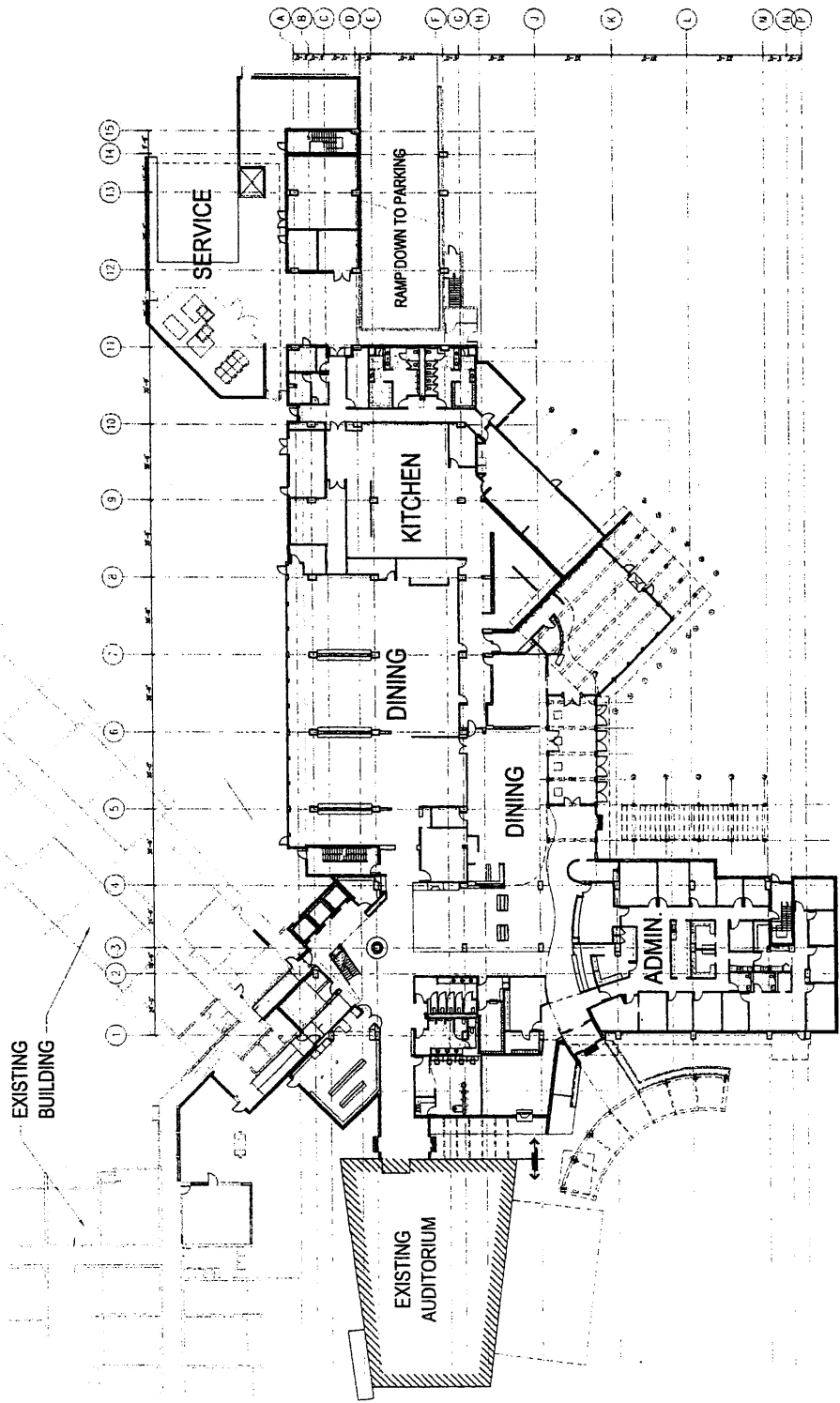
Task	Description	Date



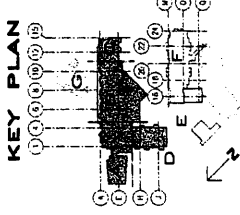
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Village Center
FIRST FLOOR PLAN

3A1.1

SEP 3 2003



FIRST FLOOR PLAN
3/8"=1'-0"



PROJECT PAYMENT NOTIFICATION
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**FRIENDSHIP
VILLAGE OF
TEMPE
NEW VILLAGE
CENTER**



1645 EAST SOUTHERN AVENUE
Tempe, Arizona 85282



McDonnell-Widlund
Elgozzi and Peterson, Inc.

DWP/P Architects

1101 North Central Avenue Suite 770
Phoenix, Arizona 85012

1. Group

117 North Central Avenue
Phoenix, Arizona 85004

Caruso Turley Scott, Inc.

Structural Engineer
7702 North 44th Street Suite 200
Scottsdale, Arizona 85006

Energy Systems Design

PEP / PEP Engineer
100 East Thomas Road Suite 103
Phoenix, Arizona 85016

3533 East Indian School Road Suite 4071
Phoenix, Arizona 85018

Culinary Design Service
Food Service Consultants

730 Walton Road Suite 100
 New York, New York 10022

Petition Marsh Kinsella
 Media Visual Consultant
 200 Walnut Street, Suite 1000 | San Francisco, CA 94102

4250 West Mockingbird Lane Suite 400
Dallas, TX 75247

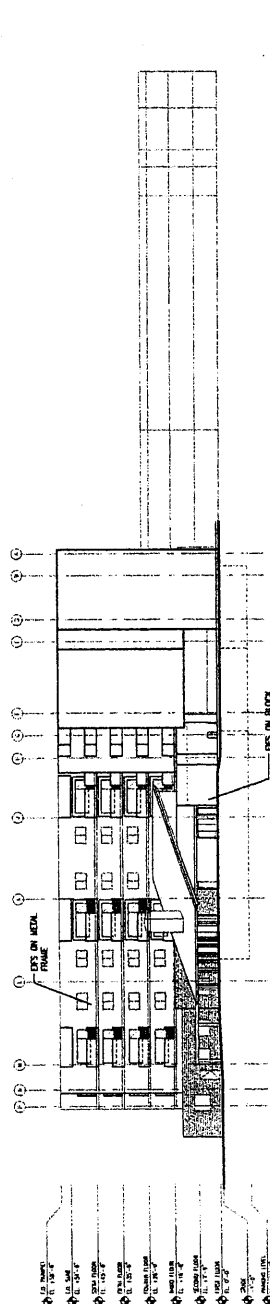
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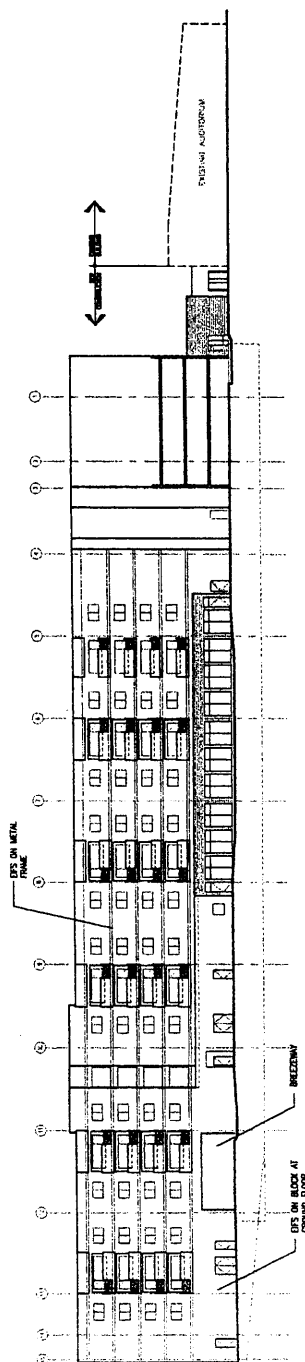
Village Center
BUILDING ELEVATIONS

3A4.2

SEP 6 1963



VILLAGE CENTER -- EAST ELEVATION



VILLAGE CENTER - NORTH ELEVATION

$$I_2$$

PROMPT PAYMENT NOTIFICATION

**FRIENDSHIP VILLAGE OF TEMPE
NEW VILLAGE CENTER**



2845 EAST SOUTHERN AVENUE
Tempe, Arizona 85282



O'Connell Woodard
Architects and Engineers, Inc.
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Tempe, Arizona 85282

OWA
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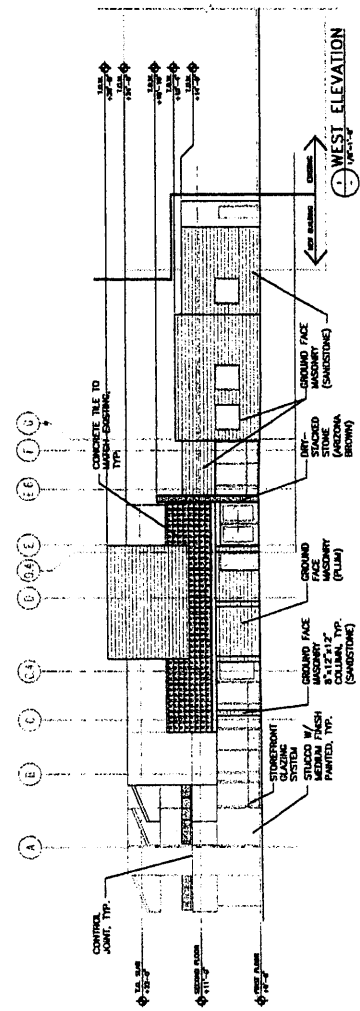
OWA
2845 East Southern Avenue
Tempe, Arizona 85282

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Tempe, Arizona 85282

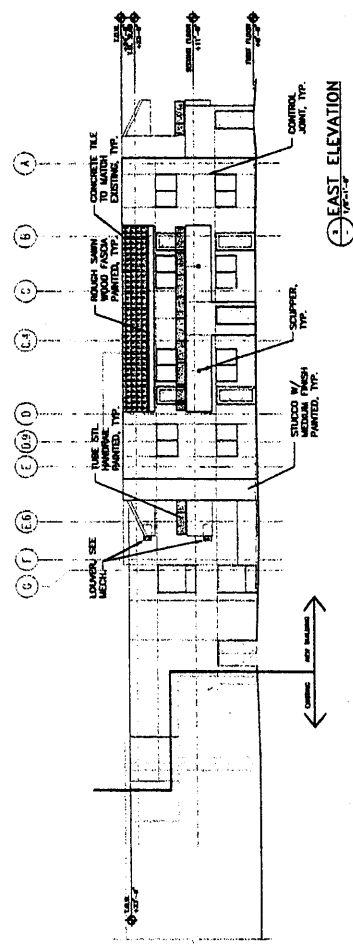
OWA
2845 East Southern Avenue
Tempe, Arizona 85282

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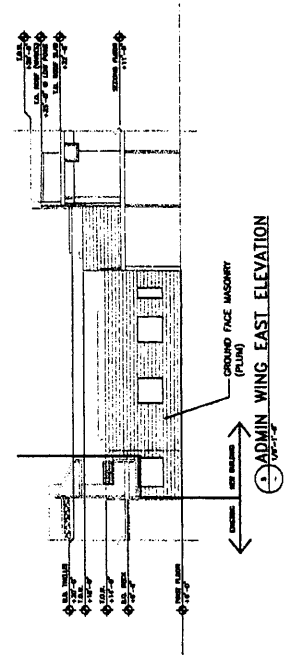
OWA
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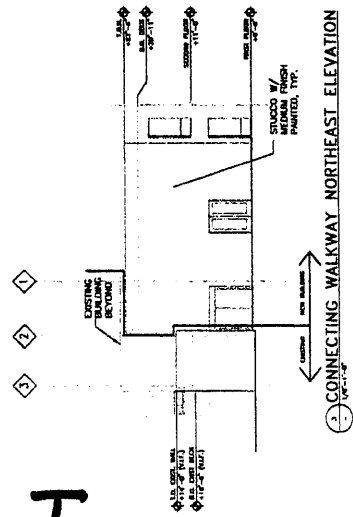
WEST ELEVATION



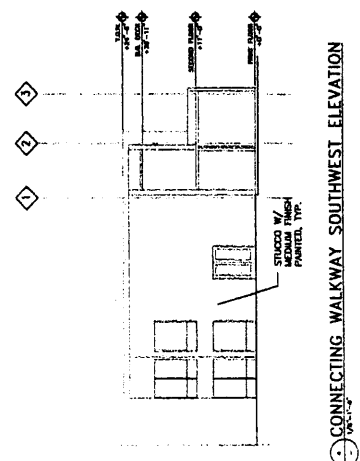
EAST ELEVATION



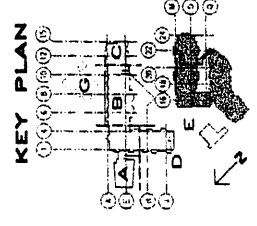
ADMIN WING EAST ELEVATION



CONNECTING WALKWAY NORTHEAST ELEVATION



CONNECTING WALKWAY SOUTHWEST ELEVATION



KEY PLAN

4A4.1

SEP 30 2003

PROMPT PAYMENT NOTIFICATION
If you are a contractor or subcontractor, you must submit a copy of this notice to the owner within 10 days of the date of the invoice. If you fail to do so, you may be liable for late payment penalties.

**FRIENDSHIP
VILLAGE OF
TEMPE
NEW VILLAGE
CENTER**



2646 EAST SOUTHERN AVENUE
TEMPE, ARIZONA 85283



O'Donnell Walsund
Piggott and Peterson, Inc.

OWP Architects
Architect
1000 East McDowell Road Suite 100
Phoenix, Arizona 85001

8 - Group
Landscape Architect
1000 East McDowell Road Suite 100
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Carroll Turkey Scott, Inc.
Structural Engineer
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Energy Systems Design
MEP Engineering
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Obble & Associates
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1000 East McDowell Road Suite 100
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1000 East McDowell Road Suite 100
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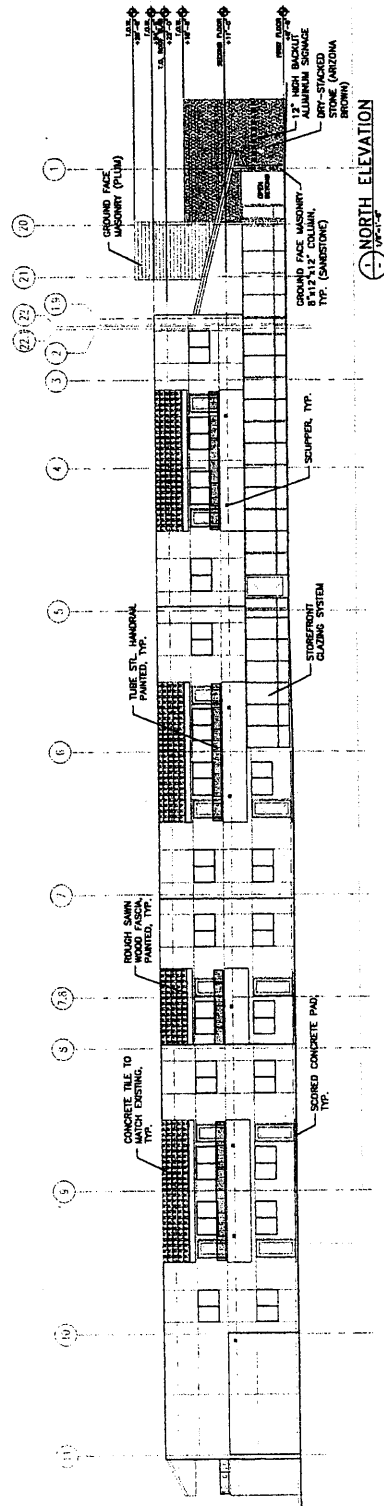


Rev	Description	Date

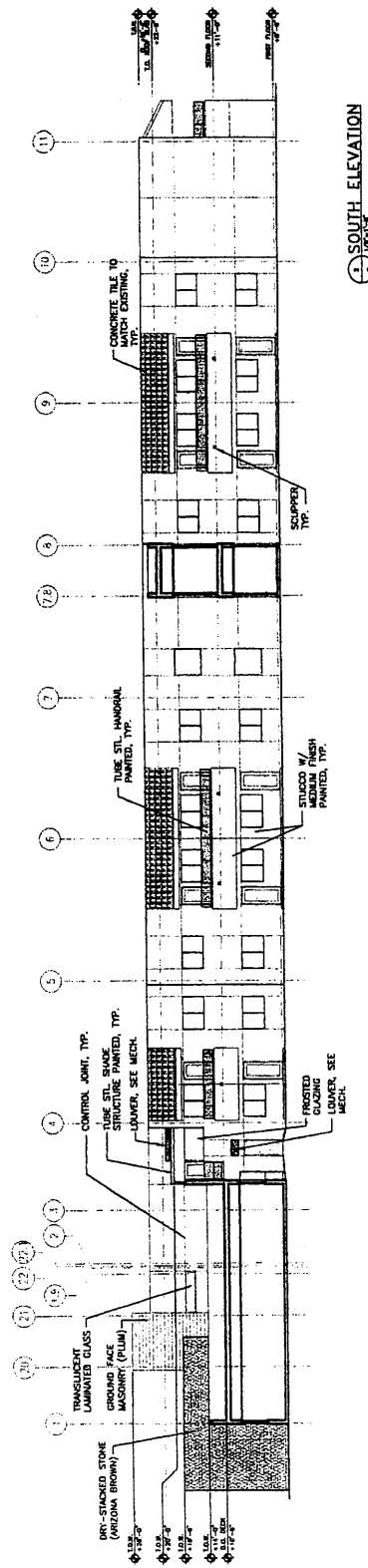


**Nunnenkamp Addition
BUILDING ELEVATIONS**

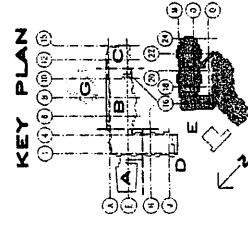
4A4.2



NORTH ELEVATION



SOUTH ELEVATION



KEY PLAN

I4

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SEP 3 2003